

**Substitute Trustee's Deed**

**Indexing Instructions**

Lot 8, Sec A, Wellington Square Subdivision, Sec 27 and 28, T1S, R8W, DeSoto County, MS.

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

WHEREAS, on the 19th day of June, 2006, Willie J Christon III AKA Willie J. Christon AKA Willie James Christon III joined herein by Patrina Christon, executed and delivered a certain Deed of Trust unto Atty. Arnold M. Weiss, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2503 at Page 188; and

WHEREAS, on the 20th day of February, 2008, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto GMAC Mortgage, LLC, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2860 at Page 627; and

WHEREAS, on the 20th day of February, 2008, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2861 at Page 696; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated December 29, 2008 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 27th day of January, 2009, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 27th day of January, 2009, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi the following described real property, to-wit:

Lot 8, Section A, Wellington Square Subdivision, in Sections 27 and 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as shown on plat of record in Plat Book 40, Page 41, in the Chancery Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephen Lee Crawford, Jr. and wife, Melissa Ann Crawford in Instrument 257-705, Chancery Office for DeSoto County, Mississippi.

WHEREAS, at said sale GMAC Mortgage, LLC was the highest bidder and best bidder, therefore, for the sum of \$90,108.00 and the same was then and there struck off to GMAC Mortgage, LLC and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Emily Kaye Courteau, Substitute Trustee, for the consideration of \$90,108.00 do hereby convey the above-described property to GMAC Mortgage, LLC.

I convey only such title as is vested in me as Substitute Trustee.

Meta  
3d

cls/F08-0602

WITNESS MY SIGNATURE, this the 28<sup>th</sup> day of January, 2009.


Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA  
PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 28<sup>th</sup> day of January, 2009, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.



NOTARY

AT DEATH  
MY COMMISSION EXPIRES

## ADDRESSES:

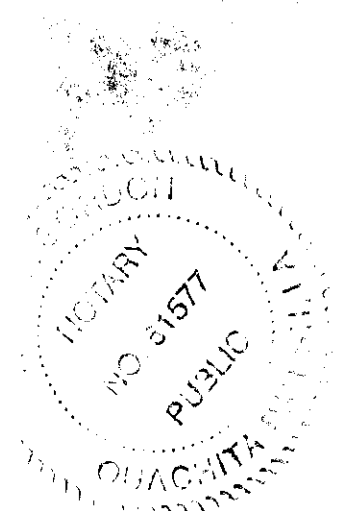
## GRANTOR:

Emily Kaye Courteau  
2309 Oliver Road  
Monroe LA 71201  
318-330-9020

**Ron D. Gordon**  
**Notary No. 61577**  
**Notary Public, Ouachita Parish, LA**  
**My Commission Expires at Death**

## GRANTEE:

GMAC Mortgage, LLC  
500 Enterprise Rd Suite 150  
Horsham, PA 19044  
1-800-766-4622



THIS DOCUMENT WAS PREPARED BY:

MORRIS & ASSOCIATES  
2309 OLIVER RD.  
MONROE, LA 71201  
318-330-9020

# DESOTO TIMES-TRIBUNE

## PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

**Diane Smith** personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

Substitute Trustee Notice of Sale  
COUNTY OF DESOTO

Whereas, on the 14th day of January, 2009, a certain Deed of Trust was executed and delivered to the undersigned by Patricia Christon, executed and delivered a certain Deed of Trust unto Amy Arnold M. White, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2503 at Page 188; and

WHEREAS, on the 20th day of February, 2009, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto GMAC Mortgage, LLC, by assignment recorded in the office of the aforesaid Chancery Clerk in Book 2500 at Page 927; and

WHEREAS, on the 26th day of February, 2009, the Holder of said Deed of Trust substituted and appointed Emily Kays Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2501 at Page 1002; and

WHEREAS, said Deed of Trust made in the presence of the undersigned, signed by the said Deed of Trust, and the holder of said Deed of Trust, having read the under, signed so to do, on the 27th day of January, 2009, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 8, Section A, Wellington Square, Subdivision, in Sections 27 and 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as shown on plat to record in Plat Book 40, Page 67, in the Chancery Office of DeSoto County, Mississippi, to which plat reference is made for a more complete description of said property.

Being the same property conveyed to the undersigned by Chancery Clerk and the undersigned Amy Arnold M. White, Trustee for Mortgage Electronic Registration Systems, Inc., by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2500 at Page 927; and

I am duly qualified and vested in me as Substitute Trustee.

WITNESSES MY SIGNATURE, this 27th day of January, 2009.

Emily Kays Courteau, Trustee for GMAC

Substitute Trustee for GMAC

2309 Oliver Road

Monroe, LA 71201

(318) 330-9020

dis/P08-0602

PUBLISH: 1-6-09, 1-14-09, 1-20-

Volume No. 114 on the 6 day of Jan., 2009

Volume No. 114 on the 13 day of Jan., 2009

Volume No. 114 on the 20 day of Jan., 2009

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009

Diane Smith

Sworn to and subscribed before me, this 20 day of Jan., 2009

BY Judy N. Dancos

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2013  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 396 words @ .12 \$ 46.80

B. 2 subsequent insertions of 780 words @ .10 \$ 78.00

C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 127.80

5 Hwy. 51 South, Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229